

DeVera, Ashley

From: Dionne Talia <dtalia@pbrhawaii.com>
Sent: Wednesday, June 28, 2023 5:30 PM
To: Planning Internet Mail
Subject: PL.9) Economist/Social Science_ PBR HAWAII FY24
Attachments: PL.9) Economist-Social Science_PBR HAWAII FY24.pdf

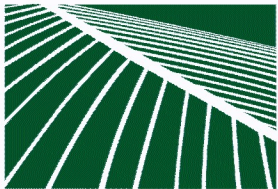
Categories: Yellow Category

Aloha,

Attached is PBR HAWAII's qualification submittal to provide economic and fiscal impact assessment services.

Mahalo,

Dionne Talia
Executive Assistant



PBR HAWAII
& ASSOCIATES, INC.

PBR HAWAII

Land Planning | Landscape Architecture
Environmental Planning | Land Use Entitlements
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Response to Notice to Providers of Professional Services
Fiscal Year 2024

Economist/Social Science (Socio-Economic and Housing Studies)

Submitted to:
Planning Department
County of Hawai'i

Submitted by:



PBR HAWAII
& ASSOCIATES, INC.

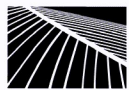
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PBR HAWAII
& ASSOCIATES, INC.

June 2023



PBR HAWAII
 & ASSOCIATES, INC.

June 29, 2023

VIA EMAIL: planning@hawaiicounty.gov

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President / Chairman

RUSSELL Y. I. CHUNG, FASLA
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Senior Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Senior Vice-President / Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Vice-President / Principal

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Vice-President / Principal

TOM SCHNELL, AICP
Principal

RAYMOND T. HIGA, ASLA
Associate Principal

MARC SHIMATSU, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

NATHALIE RAZO
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Director of Land Economics & Real Estate

RAMSAY R. M. TAUM
Cultural Sustainability Planner

MICAH McMILLEN, ASLA, LEED® AP
Senior Associate

ETSUYO KILA
Senior Associate

GREG NAKAI
Senior Associate

NICOLE SWANSON, ASLA
Associate

BRADLEY FURUYA, AICP
Associate

THOMAS S. WITTEN, FASLA
Chairman Emeritus

W. FRANK BRANDT, FASLA
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printed on recycled paper

Mr. Zendo Kern
 Planning Director
 Planning Department
 County of Hawai'i
 101 Pauahi Street, Suite 3
 Hilo, Hawai'i 96720

**SUBJECT: LETTER OF INTEREST FOR PROFESSIONAL ECONOMIST SERVICES
 FOR FISCAL YEAR 2023-2024**

Dear Mr. Kern:

In response to the "Providers of Professional Services for FY2024," PBR HAWAII is pleased to present the attached Statement of Qualifications for the following services:

PL.9: Economist/Social Science (Socio-Economic and Housing Studies)

Based on the description provided and PBR HAWAII's extensive experience in economic and fiscal impact assessment, community planning, master planning, physical planning, and conceptual subdivision design, we believe that our technical expertise demonstrates our capability to perform the necessary functions in a timely and cost-efficient manner.

We appreciate the opportunity to submit our qualifications and look forward to working with the County of Hawai'i Planning Department. We are confident that PBR HAWAII can provide the technical expertise necessary to satisfy your planning and design related requirements.

Sincerely,

Vincent Shigekuni
 Senior Vice President

Attachment

P321794-1 ltr

Firm Background



Name of Firm or Individual, Principal Place of Business and Location of All of its Offices

PBR HAWAII & Associates, Inc. is a multi-disciplinary firm based in Hawai'i for 53 years. We have a staff of 37 dedicated individuals, most of whom are accredited by professional organizations in their respective fields. PBR HAWAII has six licensed landscape architects, four certified planners (AICP), and five LEED® Accredited Professionals (LEED APs).

PBR HAWAII has the capabilities to provide consulting services in the following disciplines:

- **Market, fiscal, and economic analyses**, for critical insights to market context and costs and benefits of a project in terms of local expenditures, employment and earnings for residents, and impacts to State and county government revenues and expenditures;
- **Land planning and urban design**, including master planning, GIS modeling and data development and management for geographic analysis in both rural and urban contexts for: transit-oriented mixed-use developments, educational and campus facilities, resort and residential communities, commercial and industrial facilities, parks and recreational facilities, and natural and cultural resources;
- **Regional and community planning**, including long-range regional analysis and planning, GIS modeling and graphic development, community outreach and engagement (including in-person and virtual meeting facilitation and interactive input), and sustainable design and resiliency concepts;
- **Environmental planning and entitlements**, including Hawai'i State Chapter 343, HRS and National Environmental Policy Act (NEPA) environmental assessments/environmental impact statements, and State and County permits and land use entitlements;
- **Landscape architecture**, including hardscape, irrigation, and landscape design, 3-D modeling, consultation on the use of Native Hawaiian plants, cultural landscapes, sustainable landscape design, and LEED Certification;
- **Graphic design**, including project branding, web design, interpretive displays and signage, educational material, and infographics; and
- **Hawaiian cultural sustainable design concepts**, including place-based sustainable design and cultural advising, providing guidance on how to honor and incorporate Hawaiian culture into projects, and orienting clients new to Hawai'i with an introduction to Hawaiian culture.

PBR HAWAII

1001 Bishop Street, Suite 650
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Tel: (808) 521-5631

Fax: (808) 523-1402

E-Mail: sysadmin@pbrhawaii.com

Economic and Fiscal Impact Assessment

One of the specialized services offered by PBR HAWAII includes economic and fiscal impact assessment. Long a key component of Chapter 343 compliance, these studies are also increasingly sought out to inform agency and community dialogues related to new or redevelopments. A typical study assesses a project's impacts to employment, personal earnings, population and government revenues and expenditures within the State of Hawai'i and its relevant county, utilizing coefficients derived from the State's latest Input-Output econometric study. They can also be tailored to consider specific impacts at a neighborhood or community scale.

The Age of Firm and its Average Number of Employees over the Past Year

Based in Hawai'i for 53 years, PBR HAWAII's average number of employees over the past year has been approximately 38 which breaks down into the following categories:

Principals	6 - 8
Planning Associates	4 - 5
Landscape Architect/Associate	6 - 7
Land Planners	7 - 8
Landscape Designers/Draftsmen	5 - 6
Graphic Designers	1 - 2
Business/Administration	5 - 6
Total Employees:	34 - 42

Capacity to Complete the Work in the Required Time

PBR HAWAII's staff is capable of immediate start and timely completion of projects. Our current workload projections conclude that we have well-trained and experienced staff to accomplish assignments. With our 37 employees, PBR HAWAII is one of the largest planning and landscape architectural firms in the state. PBR HAWAII has the capability and experience of responding to client demands on moment's notice. As a service business, it is our goal to maintain satisfied clients from project start to finish. Repeat clientele represents approximately 80% of our work and is evidence of PBR HAWAII's ability to provide timely service and quality products year after year.

It is our goal to respond to each assignment effectively and rapidly, while ensuring the successful implementation of project requirements. PBR HAWAII is also committed to immediate start-up on projects for Client emergencies or unexpected needs. A principal will be assigned to every project to see that project schedules are met. The process we propose consists of following administrative procedures:

1. Meet with Client and determine/identify critical project components and other logistical or coordination project needs.
2. Visit project site.
3. Evaluate the project scope, budgets, scheduling constraints/requirements and logistical considerations such as travel, work sequencing, equipment acquisition, etc.
4. Make key project assignments based on Client needs and schedule.
5. Initiate appropriate project controls, methodology to monitor progress reports, and final delivery schedules.

Tools such as Microsoft Teams, SharePoint, and Project are often helpful to develop a workflow that integrates project planning, design, and construction tasks. A PBR HAWAII project manager for a specific project would use such a tool to determine opportunities for concurrent work tasks, as well as monitor critical path tasks that affect overall project delivery. The project schedule would evolve in detail and approach and will be updated regularly. Regular team meetings provide a means to ensure assignments get accomplished in a timely manner and to anticipate and come up with solutions for new issues. Concise meeting notes will be timely disseminated to document decisions and next steps, as well as to guide accountability. A controlled-access Internet site for team members (e.g., Basecamp) is useful to share files, exchange messages, assign tasks, and manage a calendar.

PBR HAWAII has established a system for internal communication in which the project manager constantly coordinates, and reviews staff work products and relays this information to the principal-in-charge of the project. A system for critiques has been established to allow staff input and to take advantage of individual talents and experiences. Points of contact within the firm are established for coordination with consultants and with project team members. Project managers are required to keep consultants and other project team members abreast of project status through weekly or bi-weekly (depending on project requirements) coordination meetings and memorandums. Communication with other consultants is not a problem as PBR HAWAII utilizes state of the art technology and software to keep these consultants abreast on the project status. A coordination check list along with standard process charts, schedules, and timelines are established to complete projects on schedule and within budget. The related projects listed are examples of projects completed on time and on budget.

Resumes



ANN MIKIKO BOUSLOG | PHD
DIRECTOR OF LAND ECONOMICS & REAL ESTATE

Dr. Bouslog has over 30 years of experience in market assessment, economic and fiscal impact analysis, entitlement, and strategic planning for large or complex developments throughout Hawai'i and around the Pacific.

As Project Director at PBR HAWAII since 2015, Dr. Bouslog has led multiple efforts to support affordable housing initiatives throughout the state, preparing market studies, economic and fiscal impact assessments, 201H applications, infrastructure and other development impediment analyses, and support of rezoning or Interim Planned Development-Transit (IPD-T) permits on O'ahu. Her practice areas also span infrastructure finance, market and economic aspects of TOD and regional initiatives on O'ahu; business planning for community and conservation-oriented facilities; resort and visitor industry consultation. Recent and ongoing Hawai'i island projects have addressed Office of Housing & Community Development's Kamakoa Nui Master Planned Community, Kamoleao Community Center, Kea'au Town Center, Waimea Town, Waikoloa Beach Resort, and Mauna Kea Resort.

Prior to joining PBR HAWAII, Dr. Bouslog served as Forest City Hawaii's development manager for the \$770 million Kamakana Villages, a 2,200-home master planned community in partnership with the State of Hawai'i, Housing Finance and Development Corporation. At Forest City, she also supported entitlement initiatives for a 19-megawatt solar farm in Kunia, O'ahu.

Prior professional ventures include founding and operating Mikiko Corporation, a real estate and economic advisory firm, and serving as Director of KPMG's Hawai'i Real Estate and Hospitality Consulting practice. In these capacities, Dr. Bouslog directed services for prominent government, resort, and community developments such as the U.S. Navy (Ford Island and bulk dispositions), U.S. Army (Residential Communities Initiative), Department of Hawaiian Home Lands, Koa Ridge, Mauna Lani Resort, Waikoloa Beach Resort, Hualālai, Kukui'ula, Kō'ele and Mānele, Hilton Hawaiian Village and Ho'opili, as well as projects in Japan, South Korea, Malaysia, Saipan, Guam, and Palau. In 2013-14, she helped organize a 10+ party mediation to address a proposed critical habitat designation in West Hawai'i, resulting in beneficial agreements between area landowners and the U.S. Fish and Wildlife Service.

Dr. Bouslog has acted as expert witness numerous times, before State and County agencies as well as in Circuit Court. In April 2016, her testimony before the Hawai'i State Land Use Commission regarding Koa Ridge was cited in the Hawai'i Supreme Court decision that upheld the project's LUC redistricting.



EDUCATION

Ph.D. in Demography/Sociology, 1985
Cornell University

MA in Sociology with minor in City &
Regional Planning, 1981
Cornell University

BA in Urban Studies, 1977
Stanford University

PROFESSIONAL AFFILIATIONS

Rate Commission, City and County of
Honolulu
Commissioner

Lambda Alpha International, Aloha Chapter
Board Member; Former President, Aloha
Chapter; Former Asia/Pacific Regional Vice
President; Former Western U.S. Assistant
Vice President

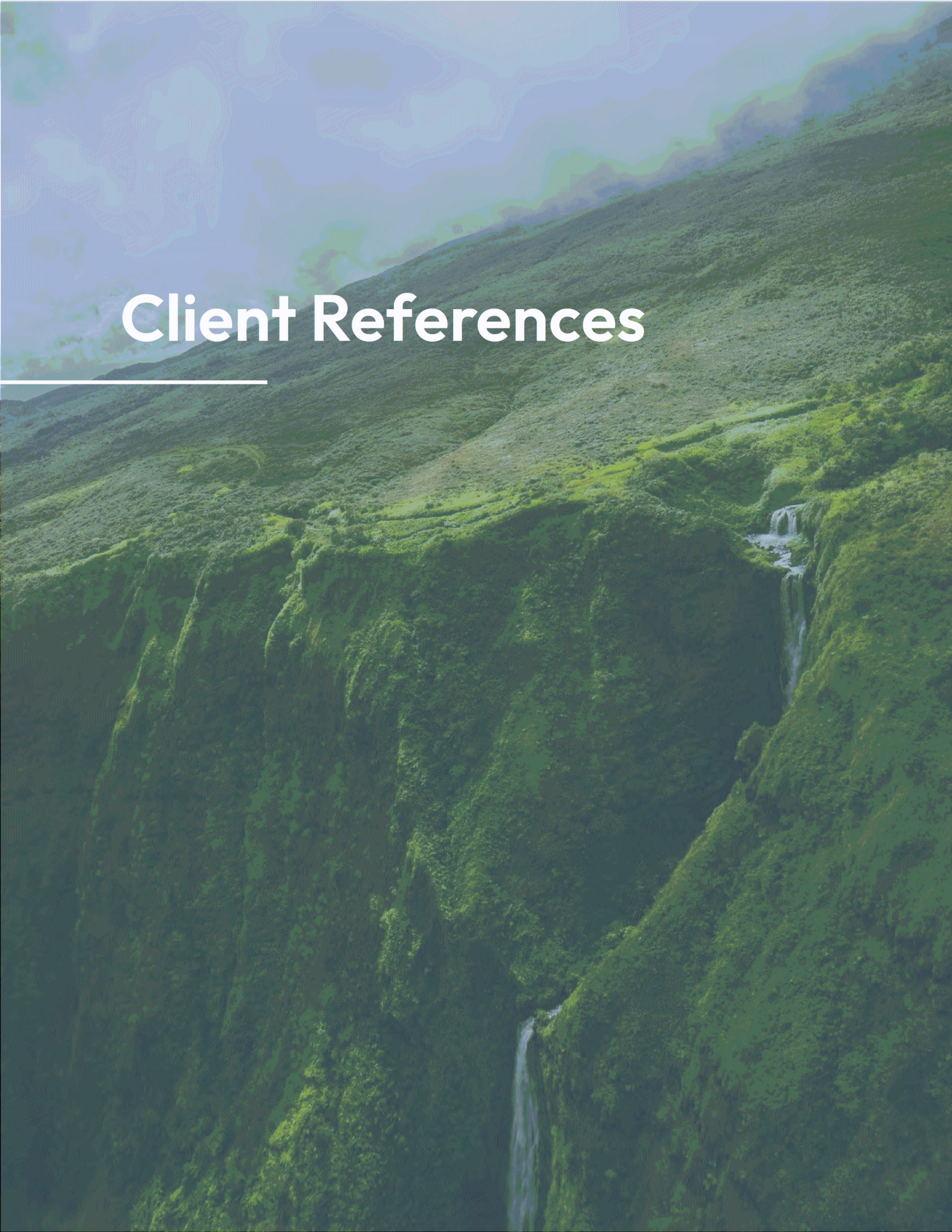
East-West Center Foundation
Former Board Member

Community Housing Fund at Hawai'i
Community Foundation
Former Director

Urban Land Institute, Hawai'i Chapter
Former UrbanPlan Chair & Mgt. Committee

Kamehameha Schools' for-profit
subsidiaries including Bishop Holdings
Corporation, Kamehameha Investment
Corporation, KUKUI, Inc. and Pauahi
Management Corporation
Former Director on each entity

Client References



***Names and Phone Numbers of up to
Five Clients Who May Be Contacted, Including Two for Whom Services
Were Rendered During the Preceding Year***

Dean Minakami
Hawai'i Housing Finance and Development Corporation
(808) 587-0518

Jim Ratkovich
Salem Partners LLC
(310) 597-4481

Blair Suzuki
OliverMcMillan
(808) 380-1890

Christine Camp
Avalon Development LLC
(808) 587-7770

Christopher Pan
First Presbyterian Church of Honolulu
(808) 532-1111

An aerial photograph of a lush green valley. The terrain is covered in dense vegetation, and a waterfall cascades down a steep, mossy cliff face on the right side of the image. The sky is a clear, bright blue. The text 'Relevant Project Experience' is overlaid in white, bold, sans-serif font in the upper left quadrant, with a thin white horizontal line extending to the left from the end of the second line of text.

Relevant Project Experience

***Any Promotional or Descriptive Literature Which
the Individual or Firm Desires to Submit***

Liliha Civic Center Master Plan & Iwilei Infrastructure Master Plan, O'ahu

PBR HAWAII is providing master planning services for the Liliha Civic Center and greater Iwilei area. The plan will provide space for State programs and affordable housing and support walkable Transit-Oriented Development (TOD) communities in the Iwilei area.

As part of the planning process PBR HAWAII completed market studies for affordable housing uses at the site, and together with its subconsultants, is identifying infrastructure improvements needed to support future development. The master plan for the Liliha Civic Center site may include up to 600 housing units, offices for State workers, ground-level commercial/retail, outdoor space, and connection to the future HART rail station. This unique site also features two historic O'ahu Railway and Land Company buildings.

This effort also includes a programmatic EIS to support the master planning efforts.

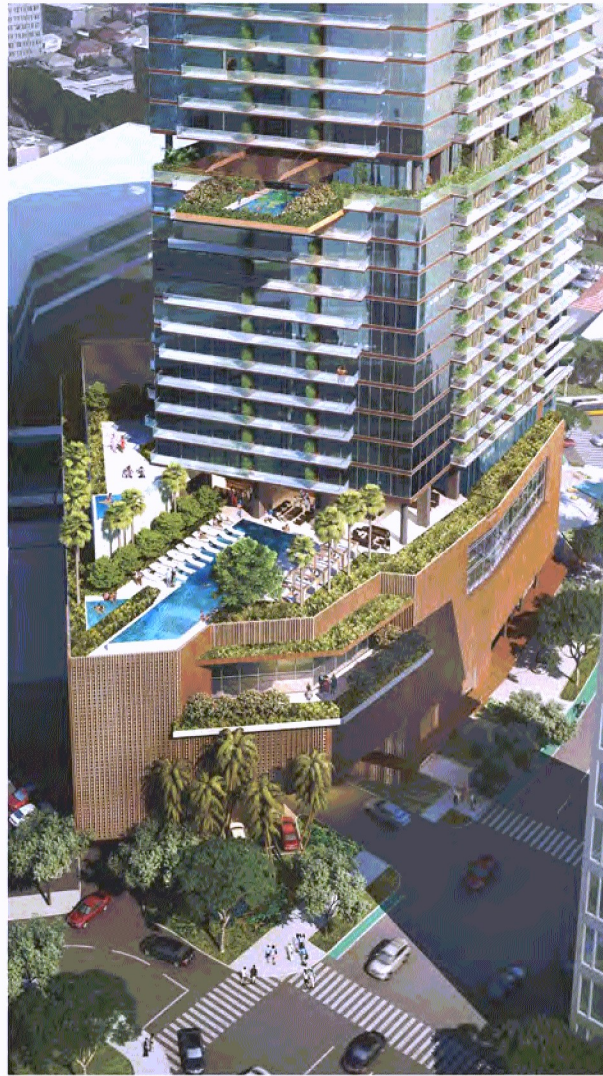


Mana'olana Place, O'ahu

Mana'olana Place is a \$400 million redevelopment of a 1.2 acre site across from the Hawai'i Convention Center in Honolulu's Ala Moana Neighborhood TOD Plan Area.

The iconic and transformative redevelopment will include a 125-room hotel and 107 residences to be managed by Mandarin Oriental, along with landscaped public plazas, intersection improvements, other community benefits and nearby affordable housing.

PBR HAWAII provided an economic and fiscal impact assessment and public testimony for the project, helping to secure Honolulu's first Interim Planned Development – Transit (IPD-T) permit.



PERSPECTIVE FROM WEST



1000 KAWAULAI BLVD., HONOLULU, HAWAII 96814 | 15 APRIL 2015

PAGE 34 OF 47

MANA'OLANA PLACE | HOTEL AND RESIDENCES

Halewaiolu Senior Residence - Economic & Fiscal Impact Assessment, O'ahu

Halewaiolu is a 156-unit rental housing project planned to support senior households with incomes of 80% or less of the area median. It is located on lands owned by the City and County of Honolulu (City), within the Downtown Neighborhood Transit Oriented Development Area. For this project PBR HAWAII: 1) prepared an assessment of Halewaiolu's economic and fiscal impacts on State of Hawai'i and City revenues; and 2) evaluated the project's impacts on spending and incomes in Chinatown and other immediate neighborhoods.



Preliminary Market and Business Overview for Hakuhia, O'ahu

The First Presbyterian Church of Honolulu, owner of the approximately 246-acre former Ko'olau Golf Course property in Kāne'ohe, O'ahu, sought options to repurpose these lands in ways more aligned with its mission and goals, including glorifying God, service to its broader community, environmental stewardship, uplifting of native Hawaiian culture, and achievement of financial stability. The Church engaged Helber Hastert & Fee Planners to provide preliminary land planning and entitlement analyses.

PBR HAWAII further supported the Church's decision making by identifying a broad range of alternative land uses and analyzing potential performances along market and business variables. Ultimately, 10 categories of potential uses were assessed, including uses that could optimize value from the existing ballrooms and clubhouse including culinary training, rural health and food access, trade shows, and other; agriculture and related uses emphasizing linkages to education and visitor trade; and outdoor recreation and educational opportunities. Each category was evaluated in terms of property suitability, market outlook, potential investment needs, operating returns, and financial risk profile.

The Church continues to evaluate its opportunities for this important landmark property.

1500 Kapi'olani Blvd Redevelopment, O'ahu

1500 Kapi'olani is planned to redevelop a 1.8 acre area across Kapi'olani Boulevard from Ala Moana Center, within the City and County of Honolulu's Ala Moana Neighborhood TOD Plan Area.

The \$542 million project would offer 444 condo-hotel units and related amenities; 6 residential penthouse units; 78 rental units for senior households earning 80% or less of the area median income; and various other community benefits.

PBR HAWAII provided economic and fiscal impact analyses and public testimony for the project, helping to secure its Interim Planned Development – Transit (IPD-T) permit approval in December 2017.



OM Kūhiō at Waikīkī (Lilia Waikīkī), O‘ahu

In partnership with landowner Queen Emma Land Company, OliverMcMillan planned and developed a vibrant mixed-use redevelopment of 2.5 acres fronting Kūhiō Avenue.

OM Kūhiō at Waikīkī (now known as Lilia Waikīkī and developed by Brookfield Residential Properties Inc.) addresses the need for more workforce housing within one of O‘ahu’s largest employment centers. Key elements include a new tower with 444 affordable and market-priced rental apartments (including the protection, rehabilitation, and affordable designation of 54 existing apartments), a full-service grocery store, and other neighborhood amenities.

PBR HAWAII provided an economic and fiscal impact assessment for this important project.



1538 Kapi‘olani Blvd., 1564 Kalākaua Ave., and 765 Amana St., Econ-Fiscal, O‘ahu

JL Capital proposes to develop three residential projects in the Ala Moana area of O‘ahu, at 1538 Kapi‘olani Blvd., 1564 Kalākaua Ave., and 765 Amana St. The projects would represent conversion of existing aging and low- to mid-rise commercial and/or residential uses. 1538 Kapi‘olani is proposed for 331 market-priced residential condominiums with ground floor retail, while 765 Amana and 1564 Kalākaua are proposed for 64 and 37 affordable rental apartments, respectively. The affordable rentals will target households earning no more than 100% of the Area Median Income. PBR HAWAII prepared an economic and fiscal impact assessment of the three projects, considering their future impacts for the City and County of Honolulu and the State of Hawai‘i.

Sky Ala Moana Redevelopment, O'ahu

Avalon Development LLC acquired 1.6 acres on Kapi'olani Boulevard to create a residential, visitor and employment center near the last planned stop of the City's rail system.

Sky Ala Moana is expected to include 114 affordable and market rental apartments, 400 residential condominium units, 306 condotel units and related commercial amenities.

PBR HAWAII prepared an economic and fiscal impact assessment of this transformative project.



Pūlehunui Master Plan Development, Maui

PBR HAWAII prepared and processed an Environmental Impact Statement (EIS) for the Pūlehunui Master Plan Development, a project area of over 1,150 acres in Pūlehunui, Central Maui managed by four State agencies.

For this project, the Department of Hawaiian Home Lands (DHHL) partnered with the Department of Land and Natural Resources (DLNR), the Department of Public Safety (PSD), and the Department of Accounting and General Resources (DAGS) to undertake a cooperative effort in land use planning, fiscal coordination, and infrastructure planning for the Pūlehunui Regional Infrastructure Master Plan.

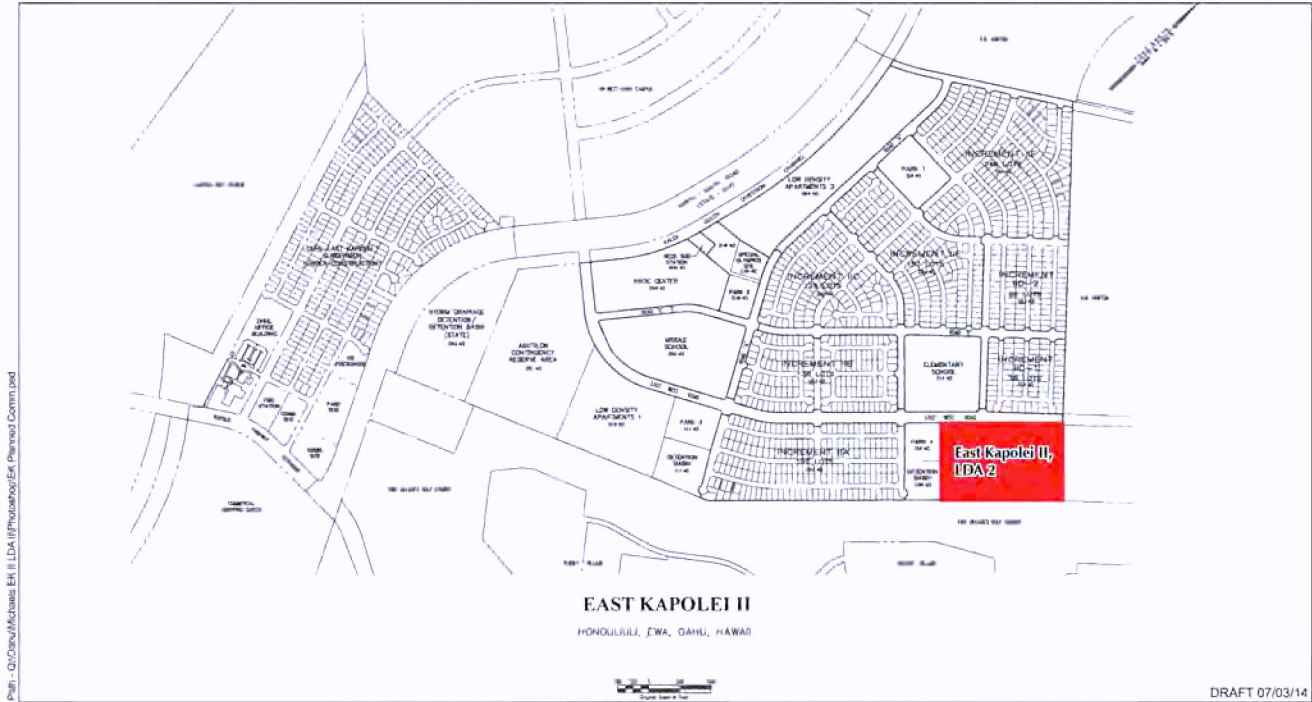
PBR HAWAII assisted DHHL, the lead agency, by coordinating an infrastructure master plan for the four State agency stakeholders. As part of this effort, PBR HAWAII also evaluated market outlooks and prepared an economic and fiscal assessment of all plan components, with respect to direct, indirect and induced impacts for the County of Maui and the State of Hawai'i. Components were evaluated individually and by agency, and included: 1) commercial/light industrial uses (DHHL); 2) agricultural uses (DHHL); 3) commercial/light industrial and public/quasi-public uses (DLNR); and 4) the proposed Maui Regional Public Safety Complex (PSD/DAGS).

Besides the delivery of water for irrigation and drinking, one of the biggest issues the project faces was how to collect, treat and dispose of wastewater. A total of nine wastewater system alternatives were addressed in the FEIS. Seven of the alternatives included a new Wastewater Reclamation Facility, but at different locations within the region. At the time the FEIS was published, an alternative was not selected. Thus, the impacts of each alternative were addressed in a programmatic way.



Keahumoa Place, O'ahu

Michaels Development Company (“Michaels”) contracted PBR HAWAII to prepare and process approvals under Chapter 201H, Hawai'i Revised Statutes for an affordable housing rental project. Michaels was selected (through a request for proposal process) to develop the Hawai'i Housing Finance & Development Corporation's (HHFDC) property within East Kapolei, known as “Keahumoa Place”. The project will include 320 homes, with rents affordable to households earning between 30% and 100% of the Area Median Income (AMI). Construction of all phases is expected to be complete in the first quarter of 2020.



East Kapolei II Planned Community
East Kapolei II, LDA 2
 Michaels Development Company
 Island of Oahu
 PBR HAWAII & ASSOCIATES, INC.

Source: Department of Hawaiian Home Lands and Community Planning & Engineering, Inc.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.

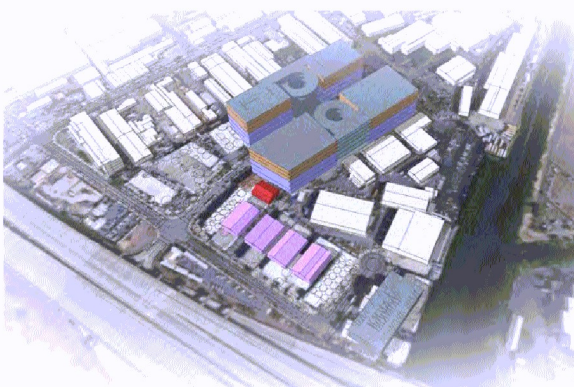
Transit-Oriented Development Conceptual Master Plans for Kapālama and Moanalua Kai (Shafter Flats), O’ahu

The State of Hawai‘i, Department of Hawaiian Home Lands retained PBR HAWAII to assist in the preparation of conceptual master plans for Transit-Oriented Development (TOD) for DHHL properties in Kapālama and Moanalua Kai/Shafter Flats. The master plan process included: 1) site assessments, market studies, and preliminary financial assessments to identify the context and opportunities for potential TOD development and 2) a week-long charrette with representatives from DHHL. The project goal was to assist DHHL in determining the feasibility of potential development scenarios and land uses that can help the agency capitalize on the advantages of TOD and its related benefits, within the context of the agency’s mission, values, and land use regulations.

A major focus of the site assessments was to analyze the impacts that various sea level rise scenarios may have on long-term development opportunities and financial investments on the properties due to the proximity to waterways, low existing elevations, existing flooding in the Moanalua Kai area, and exposure to sea level rise conditions.

Multiple sea level rise scenarios were considered to identify uncertainties of timing and magnitude of impacts to the properties. Scenarios included: 1) maintaining existing facilities and providing lease extensions (limited reinvestment on the properties) 2) complete redevelopment of facilities including mitigation strategies (major investment on the properties) and 3) phased redevelopment of the properties that allows flexibility in decision making based on changing sea level rise conditions over time (flexible adaptation approach). The scenario analysis identified costs associated with various strategies, and opportunities for income generation to inform suggested TOD development on the properties.

The sea level rise projection graphic below represents sea level rise scenarios and anticipated building life spans based on the magnitude of sea level rise, development approach, and implementation of mitigation strategies. Overall, this approach allowed DHHL to comprehensively consider the potential magnitude of investment against uncertain futures of sea level rise to better understand opportunities for return on investment and associated limitations.



Moanalua Kai



Kapālama

The Hidden Costs of Parking in Hawai‘i

Ulupono Initiative is a Hawai‘i-based impact investment firm that strives to improve the quality of life in our communities. Ulupono is concerned about the impact of state and local parking policies on the affordability of housing and many consumer goods and is concerned they may be undermining the State’s important climate and energy goals.

PBR HAWAII assembled a team that included Rider Levett Bucknall, nationally recognized professional cost estimators, and undertook this groundbreaking study. to quantify the direct and “hidden” costs of parking on the islands of Maui, Hawai‘i, Kaua‘i, and O‘ahu, with separate analyses for O‘ahu’s urban/TOD and other areas.

